RESIDENTIAL CONSTRUCTION IN ALBERTA

AUGUST 1983

Alberta
DEPARTMENT OF HOUSING

TABLE OF CONTENTS

		Page
A. Highlights		1
B. Residential Construction Starts		
Table 1:	Housing Starts by Type and Towns	4
Table 2:	January to Date Housing Starts by Type and Towns, Compared With Same Period in the Previous Year	6
Table 3:	Total Housing Starts by Month: 1982 - 1983	8
Table 4:	Total Single and Multiple Housing Starts by Month: 1982 - 1983	10
Table 5:	Total Single and Multiple Housing Starts in Calgary and Edmonton by Month: 1982 - 1983	12
Table 6:	Quarterly Housing Starts in Alberta (All Areas)	14
Table 7:	Housing Completions by Type and Towns	15
Table 8:	Housing Under-Construction by Type and Towns	16
Table 9:	Starts, Completions and Under-Construction - Calgary	18
Table 10:	Starts, Completions and Under-Construction - Edmonton	20
Figure 1:	Cumulative Housing Starts - Calgary and Edmonton	5
Figure 2:	Total Number of Housing Starts	7
Figure 3:	Multiples as a Percentage of Total Starts - Urban Alberta	9
Figure 4:	Multiples as a Percentage of Total Starts - Calgary and Edmonton	11
Figure 5:	Cumulative Quarterly Housing Starts - Urban Areas	13
Figure 6:	Starts, Completions and Under-Construction - Calgary	17
Figure 7:	Starts, Completions and Under-Construction - Edmonton	19
C. Residential Building Permits		
Table 11:	Building Permits by Type and Towns	22
Table 12:	January to Date Building Permits by Type and Towns, Compared With Same Period in the Previous Year	24
Table 13:	Total Building Permits by Month: 1982 - 1983	26
Figure 8:	Total Number of Building Permits Issued Each Month - Urban Alberta	21
Figure 9:	Cumulative Building Permits - Calgary and Edmonton	23
Figure 10	Cumulative Building Permits - Urban Alberta	25

* * * *

Page

D. Newly Completed and Unoccupied Dwellings

Table 14. Newly Completed and Unoccupied Dwellings by Month - Edmonton 28
Table 15: Newly Completed and Unoccupied Dwellings by Month - Calgary 30

* * * *

Figure 11: Newly Completed and Unoccupied Dwellings - Edmonton 27
Figure 12: Newly Completed and Unoccupied Dwellings - Calgary 29

E. Multiple Listings Service (M.L.S.)

Table 16: Residential Listings, Sales and Price by Month - Edmonton (1982 - 1983) 32
Table 17: Residential Listings, Sales and Price by Month - Calgary (1982 - 1983) 34

* * * *

Figure 13: Listings and Sales - Edmonton 31
Figure 14: Listings and Sales - Calgary 33
Figure 15: Average Sales Prices - Calgary and Edmonton 35

F. New Housing Price Indexes

Table 18: New Housing Price Indexes in Calgary and Edmonton by Month: 1981 - 1982 37

* * * *

Figure 16: New Housing Price Indexes in Calgary and Edmonton 36

AUGUST, 1983

A. RESIDENTIAL CONSTRUCTION STARTS, COMPLETIONS AND UNITS UNDER-CONSTRUCTION

1. ALBERTA:

- IN THE SECOND QUARTER, HOUSING STARTS IN ALBERTA DECREASED BY 29% FROM 9,820 IN 1982 TO 6,987 IN 1983.

2. URBAN ALBERTA:

- TOTAL RESIDENTIAL CONSTRUCTION STARTS IN URBAN ALBERTA AMOUNTED TO 933 UNITS IN AUGUST, 1983, A DECREASE OF 12% OVER THE SAME MONTH LAST YEAR.
- IN THE PERIOD JANUARY TO AUGUST, 10,638 WERE STARTED. THIS IS A DECREASE OF 36% FROM THE 16,749 UNITS THAT WERE STARTED IN THE SAME PERIOD LAST YEAR.
- THE TOTAL OF 933 UNITS STARTED ARE COMPRISED OF 507 SINGLES AND 426 MULTIPLES. MULTIPLES REPRESENT 46% OF THE TOTAL STARTS.
  TOTAL STARTS DROPPED OVER LAST MONTH IN LETHBRIDGE (38%), LEDUC (43%) AND RED DEER (58%). IN ALL OTHER CITIES, STARTS INCREASED.

3. CALGARY:

- IN CALGARY A TOTAL OF 208 UNITS WERE STARTED. THAT IS AN INCREASE OF 29% OVER LAST MONTH'S TOTAL OF 161.
- THE TOTAL OF 208 STARTS IS MADE UP OF 129 SINGLES AND 79 MULTIPLES. MULTIPLES REPRESENT 38% OF THE TOTAL UNITS IN CALGARY THIS MONTH.
- COMPARED TO LAST MONTH, THE SINGLES TOTAL OF 129 HAS DECREASED (20%) AND THE MULTIPLES TOTAL OF 79 HAS ALSO DECREASED (N.A).
- THERE WERE ALSO 301 UNITS COMPLETED (A DECREASE OF 53% OVER LAST MONTH) AND 4,809 UNITS UNDER-CONSTRUCTION (A DECREASE OF 2% OVER LAST MONTH).

4. **EDMONTON:**

- IN EDMONTON A TOTAL OF 535 UNITS WERE STARTED. THIS IS AN INCREASE OF 7% FROM LAST MONTH'S TOTAL OF 500.
- THE TOTAL OF 535 IS MADE UP OF 259 SINGLES AND 276 MULTIPLES. MULTIPLES REPRESENT 52% OF THE TOTAL UNITS IN EDMONTON THIS MONTH.
- COMPARED TO LAST MONTH, THE SINGLES TOTAL OF 259 HAS DECREASED (26%) AND THE MULTIPLES TOTAL OF 276 HAS INCREASED (86%).
- THERE WERE ALSO 651 UNITS COMPLETED (A DECREASE OF 31% OVER LAST MONTH) AND 5,435 UNITS UNDER-CONSTRUCTION (A DECREASE OF 2% OVER LAST MONTH).

B. RESIDENTIAL BUILDING PERMITS ISSUED

- A TOTAL OF 709 BUILDING PERMITS WERE ISSUED IN AUGUST, 1983. THIS IS A DECREASE OF 51% OVER THE SAME MONTH LAST YEAR.
- IN THE PERIOD JANUARY TO AUGUST, 8,324 PERMITS WERE ISSUED, A DECREASE OF 29% FROM THE 11,672 THAT WERE ISSUED OVER THE SAME TIME PERIOD LAST YEAR.
- THERE WAS A DROP IN THE NUMBER OF BUILDING PERMITS ISSUED IN SPRUCE GROVE (30%) AND LEDUC (43%). IN ALL OTHER CITIES, BUILDING PERMITS INCREASED.

C. NEWLY COMPLETED AND UNOCCUPIED DWELLINGS

1. **EDMONTON:**

- A TOTAL OF 1,497 NEWLY COMPLETED AND UNOCCUPIED DWELLING, (382 HOUSES AND DUPLEXES AND 1,115 APARTMENTS AND ROWHOUSES) WERE AVAILABLE IN AUGUST.
- NEWLY COMPLETED AND UNOCCUPIED DWELLINGS DECREASED BY 8% OVER LAST MONTH.
- 34% OF THE NEWLY COMPLETED DWELLINGS WERE ABSORBED INTO THE MARKET COMPARED TO THE 36% ABSORPTION RATE OF LAST MONTH.

2. **CALGARY:**

- A TOTAL OF 2,271 NEWLY COMPLETED AND UNOCCUPIED DWELLINGS (612 HOUSES AND DUPLEXES AND 1,659 APARTMENTS AND ROWHOUSES) WERE AVAILABLE.
- NEWLY COMPLETED AND UNOCCUPIED DWELLINGS DECREASED BY 12% OVER LAST MONTH.
- THE ABSORPTION RATE DROPPED TO 21% FROM THE 22% LAST MONTH.

D. RESIDENTIAL LISTINGS, SALES AND PRICE

1. **EDMONTON:**

- 569, OR 34%, OF THE 1,653 PROPERTIES LISTED FOR SALE WERE SOLD AT AN AVERAGE SELLING PRICE OF $85,846.
- LISTINGS DECREASED BY 1%, SALES INCREASED BY 14%, AND THE SELLING PRICE HAS INCREASED BY 2% OVER LAST MONTH.

2. **CALGARY:**

- 642 OR 35%, OF THE 1,827 PROPERTIES LISTED FOR SALE WERE SOLD AT AN AVERAGE SELLING PRICE OF $98,660.
- LISTINGS INCREASED BY 4%, SALES INCREASED BY 15%, HOWEVER THE SELLING PRICE HAS DECREASED BY 1% OVER LAST MONTH.

E. NEW HOUSING PRICE INDEXES

1. **CALGARY:**

- IN JULY, 1983, THE INDEX DECREASED TO 127.1, A DECREASE OF 15% OVER THE SAME PERIOD LAST YEAR.

2. **EDMONTON:**

- IN JULY, 1983, THE INDEX DECREASED TO 126.6, A DROP OF 6% OVER THE SAME MONTH LAST YEAR.

TABLE 1

AUG-83

HOUSING STARTS BY TYPE
URBAN ALBERTA

CITY	SINGLES	SEMIS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	129	4	41	34	208	-58
CAMROSE	7	0	0	0	7	-42
EDMONTON M.A.	259	0	18	258	535	18
FORT MCMURRAY	11	0	0	0	11	22
GRANDE PRAIRIE	26	0	0	65	91	*
LEDUC	4	0	0	0	4	0
LETHBRIDGE	19	2	0	0	21	-43
LLOYDMINSTER(ALTA. PART)	9	0	0	0	9	350
MEDICINE HAT	10	0	0	0	10	0
RED DEER	12	0	4	0	16	-43
SPRUCE GROVE	21	0	0	0	21	950
TOTAL	507	6	63	357	933	-12

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

FIGURE 1
CUMULATIVE HOUSING STARTS
CALGARY AND EDMONTON

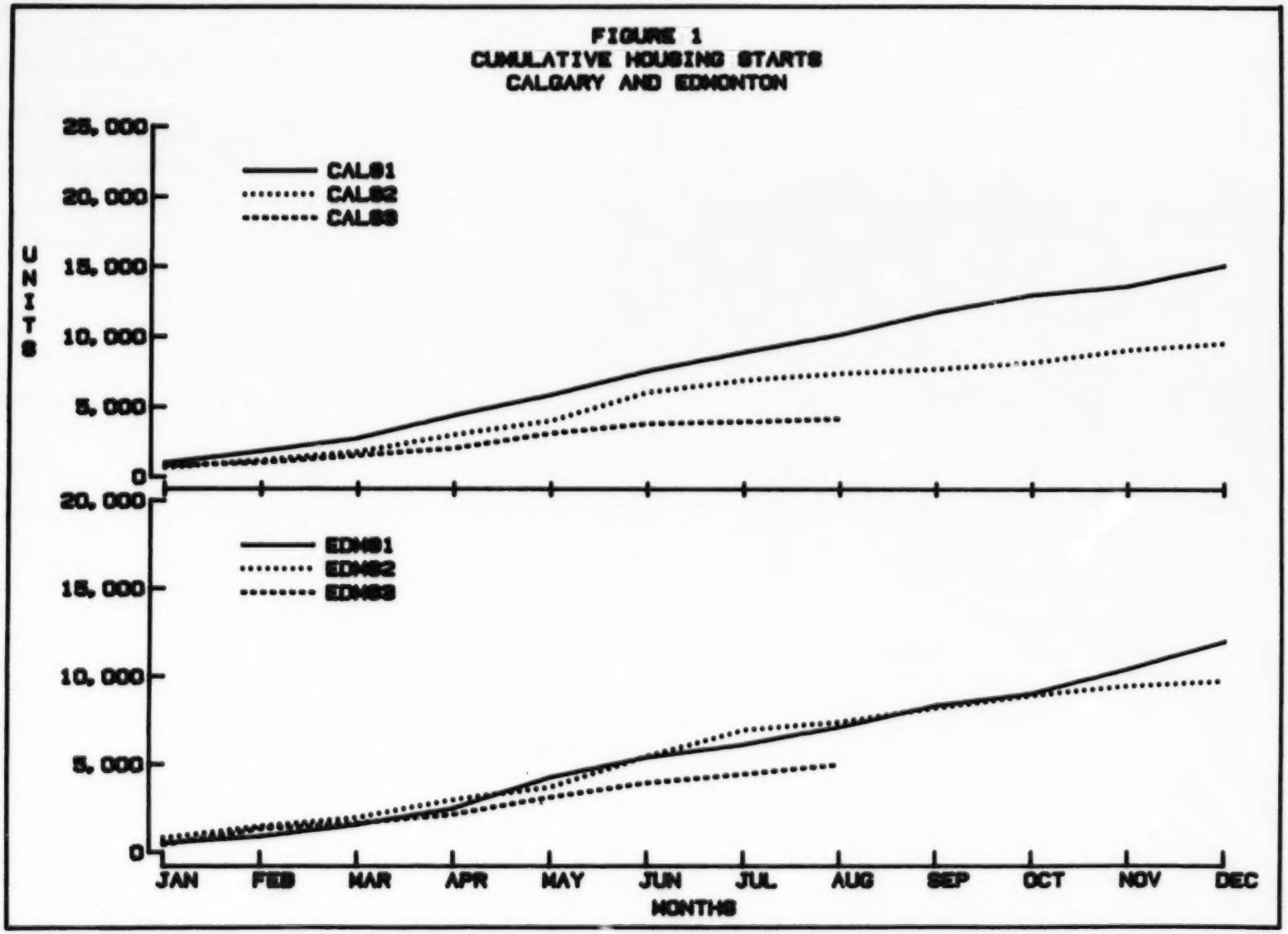

TABLE 2

AUG-83

JANUARY TO DATE HOUSING STARTS
COMPARED WITH THE SAME
TIME PERIOD IN THE PREVIOUS YEAR

CITY	SINGLES		SEMIS		ROW		APT		TOTAL		PERCENT CHANGE IN TOTAL STARTS
	1982	1983	1982	1983	1982	1983	1982	1983	1982	1983	
CALGARY	2269	2407	434	74	1607	319	3109	1382	7419	4182	-44
CAMROSE	26	43	0	0	0	0	69	12	95	55	-42
EDMONTON M.A.	1396	2780	136	108	1276	506	4572	1578	7380	4972	-33
FORT MCMURRAY	52	71	40	0	0	0	211	0	303	71	-77
GRANDE PRAIRIE	4	29	0	2	0	0	0	65	4	96	2300
LEDUC	35	68	0	0	0	0	50	0	85	68	-20
LETHBRIDGE	152	273	26	40	22	19	221	170	421	502	19
LLOYDMINSTER(ALTA. PART)	12	49	0	0	48	0	74	0	134	49	-63
MEDICINE HAT	89	135	36	8	0	36	287	0	412	179	-57
RED DEER	170	218	30	30	0	61	224	112	424	421	-1
SPRUCE GROVE	72	43	0	0	0	0	0	0	72	43	-40
TOTAL	4277	6116	702	262	2953	941	8817	3319	16749	10638	-36
PERCENT CHANGE BY TYPE		43		-63		-68		-62		-36	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
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FIGURE 2
TOTAL NUMBER OF STARTS EACH MONTH
URBAN ALBERTA

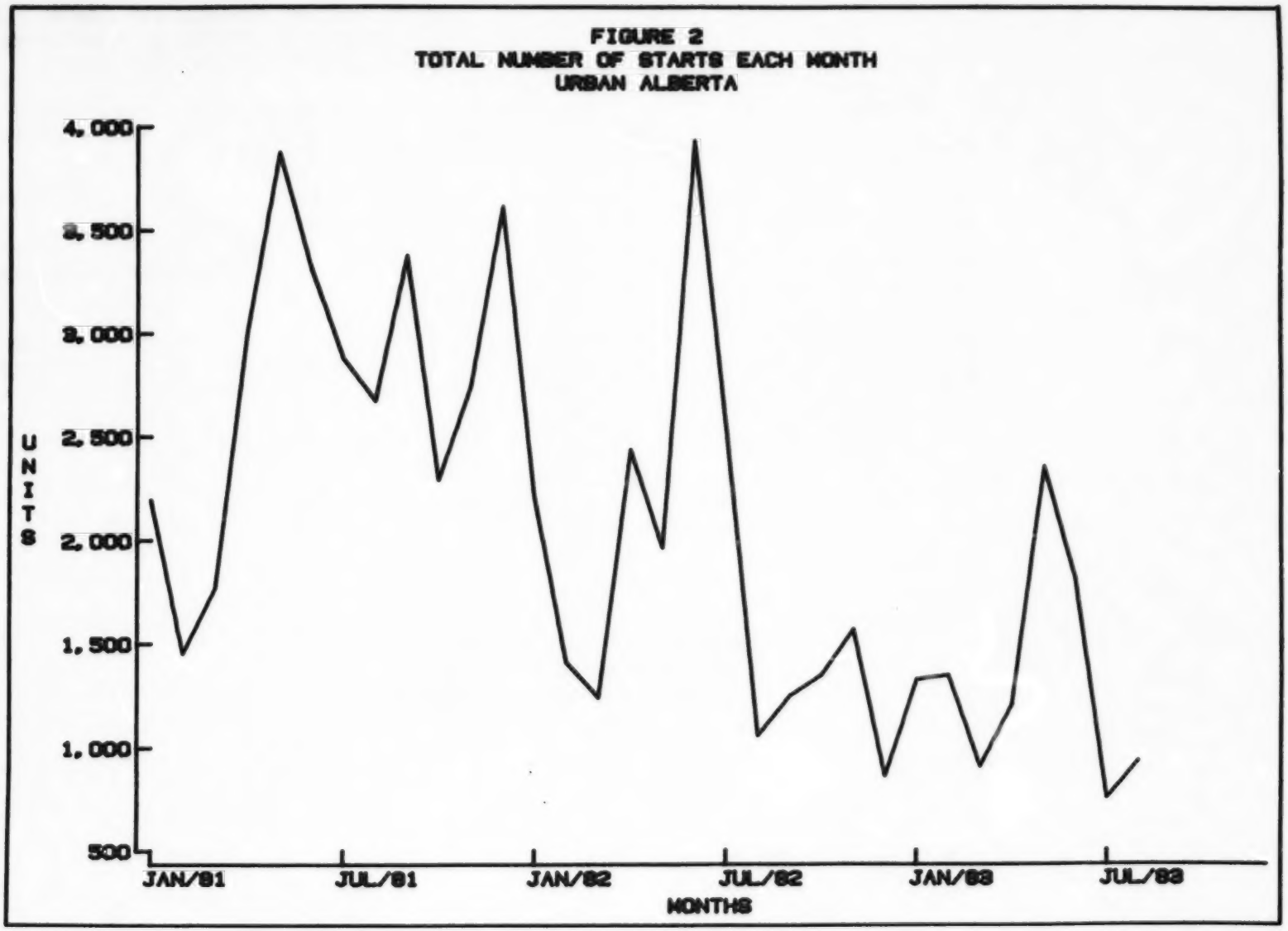

TABLE 3

MONTHLY HOUSING STARTS IN URBAN ALBERTA*

1982-1983

	1982	1983	PERCENT CHANGE
JANUARY	2203	1325	-40
FEBRUARY	1406	1346	-4
MARCH	1236	908	-27
APRIL	2430	1205	-50
MAY	1960	2351	20
JUNE	3928	1815	-54
JULY	2531	755	-70
AUGUST	1055	933	-12
SEPTEMBER	1245		
OCTOBER	1347		
NOVEMBER	1567		
DECEMBER	860		
TOTAL	21768	10638	

SOURCE: *CANADA MORTGAGE AND HOUSING CORPORATION*
PREPARED BY: *ALBERTA DEPARTMENT OF HOUSING*
MARKET AND ECONOMIC ANALYSIS BRANCH

* *CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY, GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART), MEDICINE HAT, RED DEER, AND SPRUCE GROVE*

FIGURE 3
MULTIPLES AS A PERCENTAGE OF TOTAL STARTS
URBAN ALBERTA

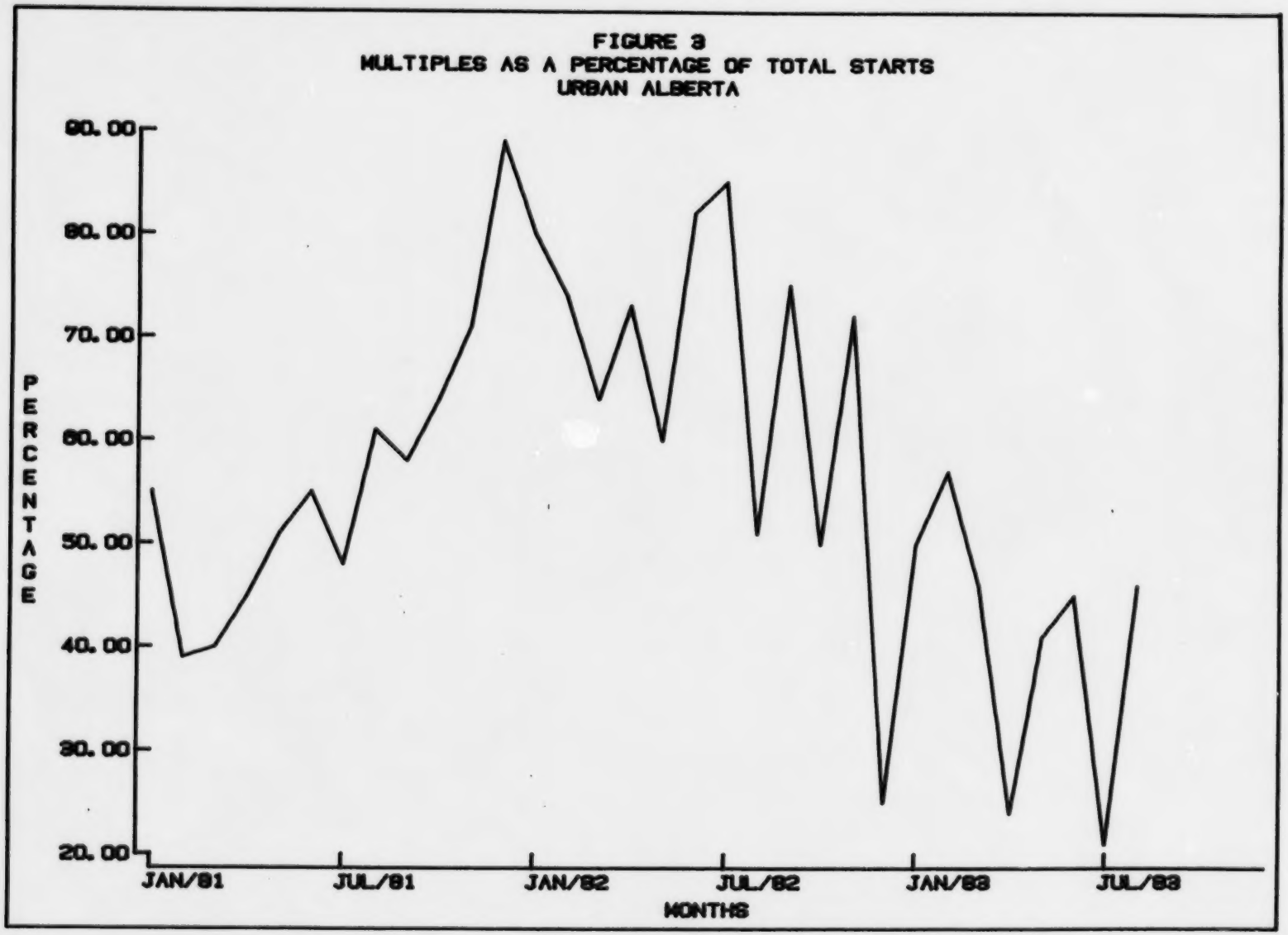

TABLE 4

SINGLE AND MULTIPLE HOUSING STARTS
IN URBAN* ALBERTA

1982-1983

1982

	TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL
JANUARY	2203	449	1754	80
FEBRUARY	1406	369	1037	74
MARCH	1236	441	795	64
APRIL	2430	655	1775	73
MAY	1960	766	1194	61
JUNE	3928	697	3231	82
JULY	2531	382	2149	85
AUGUST	1055	518	537	51
SEPTEMBER	1245	308	937	75
OCTOBER	1347	669	678	50
NOVEMBER	1567	441	1126	72
DECEMBER	860	638	222	26
TOTAL	21768	6333	15435	71

1983

JANUARY	1325	658	667	50
FEBRUARY	1346	583	763	57
MARCH	908	489	419	46
APRIL	1205	916	289	24
MAY	2351	1377	974	41
JUNE	1815	991	824	45
JULY	755	595	160	21
AUGUST	933	507	426	46
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				
TOTAL	10638	6116	4522	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY, GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART), MEDICINE HAT, RED DEER, AND SPRUCE GROVE

FIGURE 4
MULTIPLES AS A PERCENTAGE OF TOTAL STARTS
EDMONTON AND CALGARY

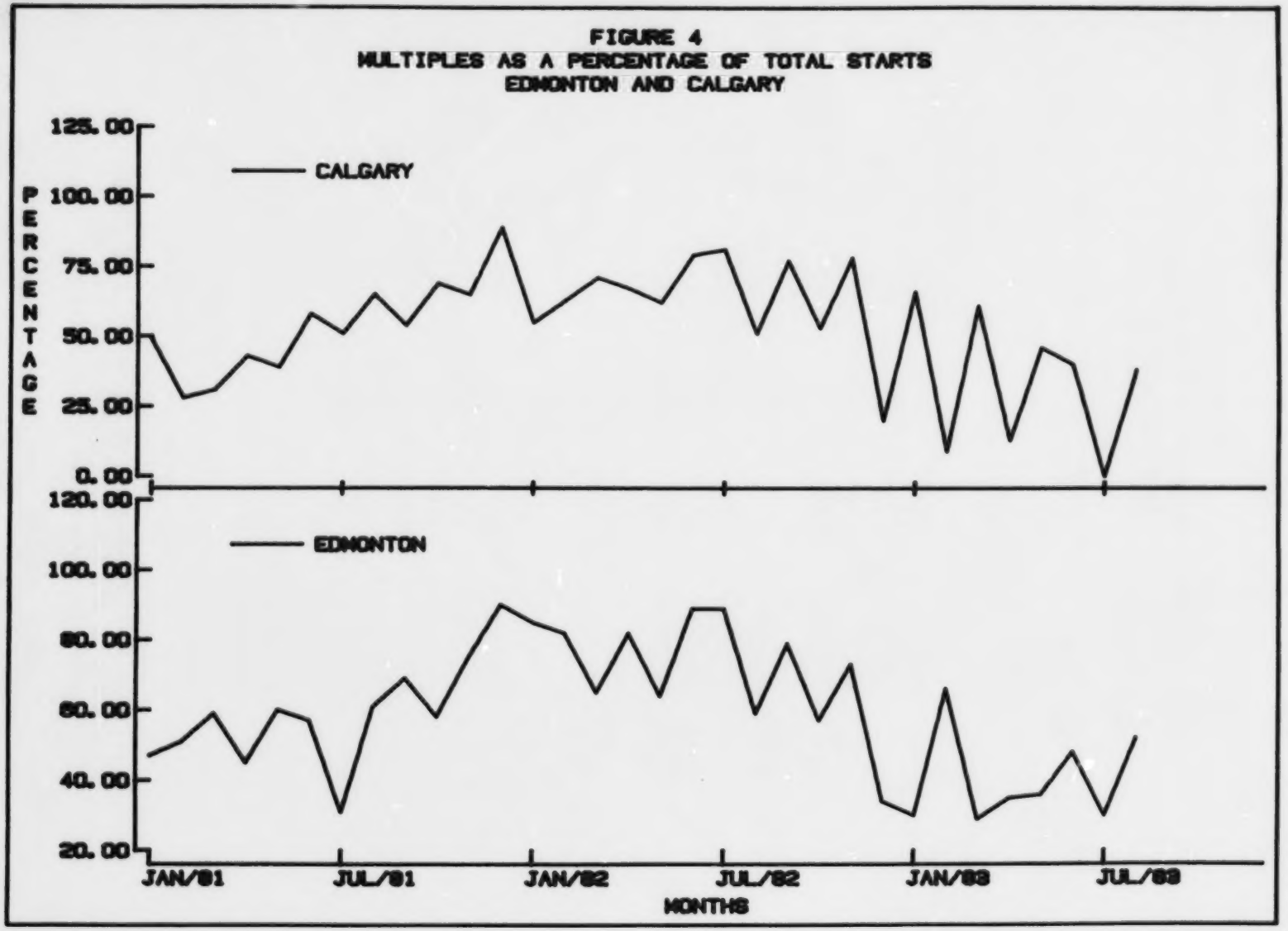

TABLE 5

SINGLE AND MULTIPLE HOUSING STARTS IN CALGARY AND EDMONTON

	CALGARY 1982				EDMONTON(METRO)				
	TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL		TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL
JANUARY	635	284	351	55	JANUARY	808	125	683	85
FEBRUARY	536	196	340	63	FEBRUARY	674	121	553	82
MARCH	619	177	442	71	MARCH	498	175	323	65
APRIL	1221	407	814	67	APRIL	1019	188	831	82
MAY	998	378	620	62	MAY	701	255	446	64
JUNE	2036	420	1616	79	JUNE	1732	183	1549	89
JULY	875	162	713	81	JULY	1496	162	1334	89
AUGUST	499	245	254	51	AUGUST	452	187	265	59
SEPTEMBER	333	76	257	77	SEPTEMBER	821	174	647	79
OCTOBER	485	226	259	53	OCTOBER	714	304	410	57
NOVEMBER	892	192	700	78	NOVEMBER	543	146	397	73
DECEMBER	470	377	93	20	DECEMBER	280	184	96	34
TOTAL	9599	3140	6459	67	TOTAL	9738	2204	7534	77
	CALGARY 1983				EDMONTON(METRO)				
JANUARY	787	271	516	66	JANUARY	432	303	129	30
FEBRUARY	229	209	20	9	FEBRUARY	922	316	606	66
MARCH	522	201	321	61	MARCH	315	223	92	29
APRIL	500	435	65	13	APRIL	492	319	173	35
MAY	1076	581	495	46	MAY	970	621	349	36
JUNE	699	420	279	40	JUNE	806	387	419	52
JULY	161	161	0	0	JULY	500	352	148	30
AUGUST	208	129	79	38	AUGUST	535	259	276	52
SEPTEMBER					SEPTEMBER				
OCTOBER					OCTOBER				
NOVEMBER					NOVEMBER				
DECEMBER					DECEMBER				
TOTAL	4182	2407	1775		TOTAL	4972	2780	2192	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION

PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 5
CUMULATIVE QUARTERLY HOUSING STARTS IN ALBERTA
ALL AREAS

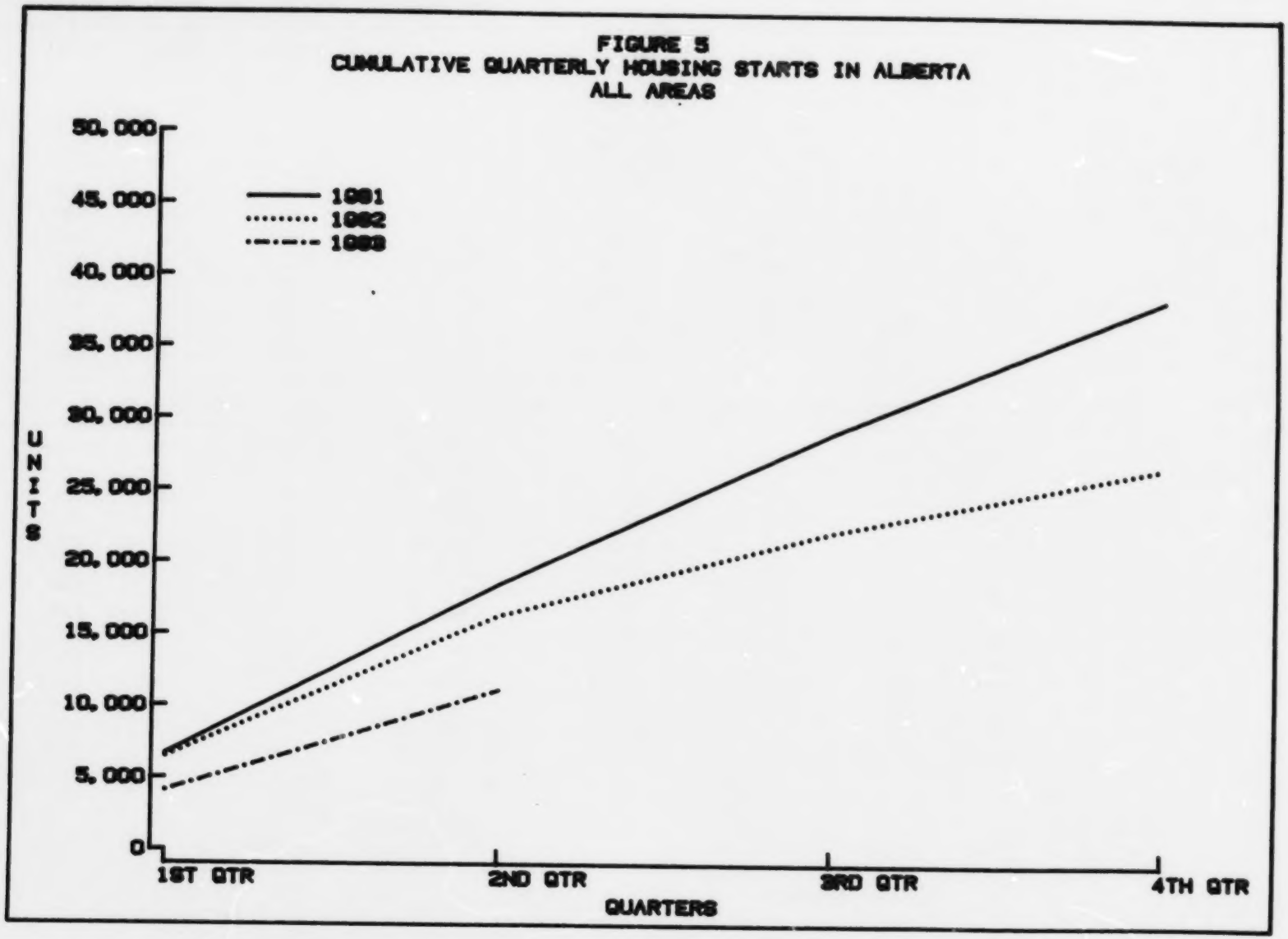

TABLE 6

QUARTERLY HOUSING STARTS IN ALBERTA
ALL AREAS

1982 - 1983

	1982	1983	PERCENT CHANGE
FIRST QUARTER	6467	4101	-37
SECOND QUARTER	9820	6987	-29
THIRD QUARTER	5904		
FOURTH QUARTER	4598		
TOTAL	26789	11088	

SOURCE: *CANADA MORTGAGE AND HOUSING CORPORATION*
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MARKET AND ECONOMIC ANALYSIS BRANCH

TABLE 7

AUG-83

HOUSING COMPLETIONS BY TYPE
URBAN ALBERTA

CITY	SINGLES	SEMIS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	278	2	5	16	301	-79
CAMROSE	14	10	0	0	24	300
EDMONTON M.A.	251	0	14	386	651	-25
FORT MCMURRAY	18	0	0	0	18	800
GRANDE PRAIRIE	6	2	0	0	8	700
LEDUC	17	0	0	0	17	325
LETHBRIDGE	40	2	3	0	45	-76
LLOYDMINSTER(ALTA. PART)	3	0	0	0	3	-50
MEDICINE HAT	7	0	0	0	7	-13
RED DEER	27	0	4	0	31	-55
SPRUCE GROVE	12	0	0	0	12	33
TOTAL	673	16	26	402	1117	-57

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
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MARKET AND ECONOMIC ANALYSIS BRANCH

TABLE 8

AUG-83

HOUSING UNDER-CONSTRUCTION BY TYPE
URBAN ALBERTA

CITY	SINGLES	SEMIS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	1609	108	504	2588	4809	-51
CAMROSE	24	0	0	57	81	-9
EDMONTON M.A.	2203	126	576	2530	5435	-30
FORT MCMURRAY	33	0	0	67	100	-55
GRANDE PRAIRIE	23	0	0	65	88	4300
LEDUC	32	0	0	0	32	-55
LETHBRIDGE	146	12	16	200	374	-38
LLOYDMINSTER(ALTA. PART)	24	0	0	72	96	-52
MEDICINE HAT	75	4	36	27	142	-68
RED DEER	77	24	70	357	528	-22
SPRUCE GROVE	27	0	0	0	27	200
TOTAL	4273	274	1202	5963	11712	-41

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
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FIGURE 8
STARTS, COMPLETIONS AND UNITS UNDER-CONSTRUCTION
CALGARY

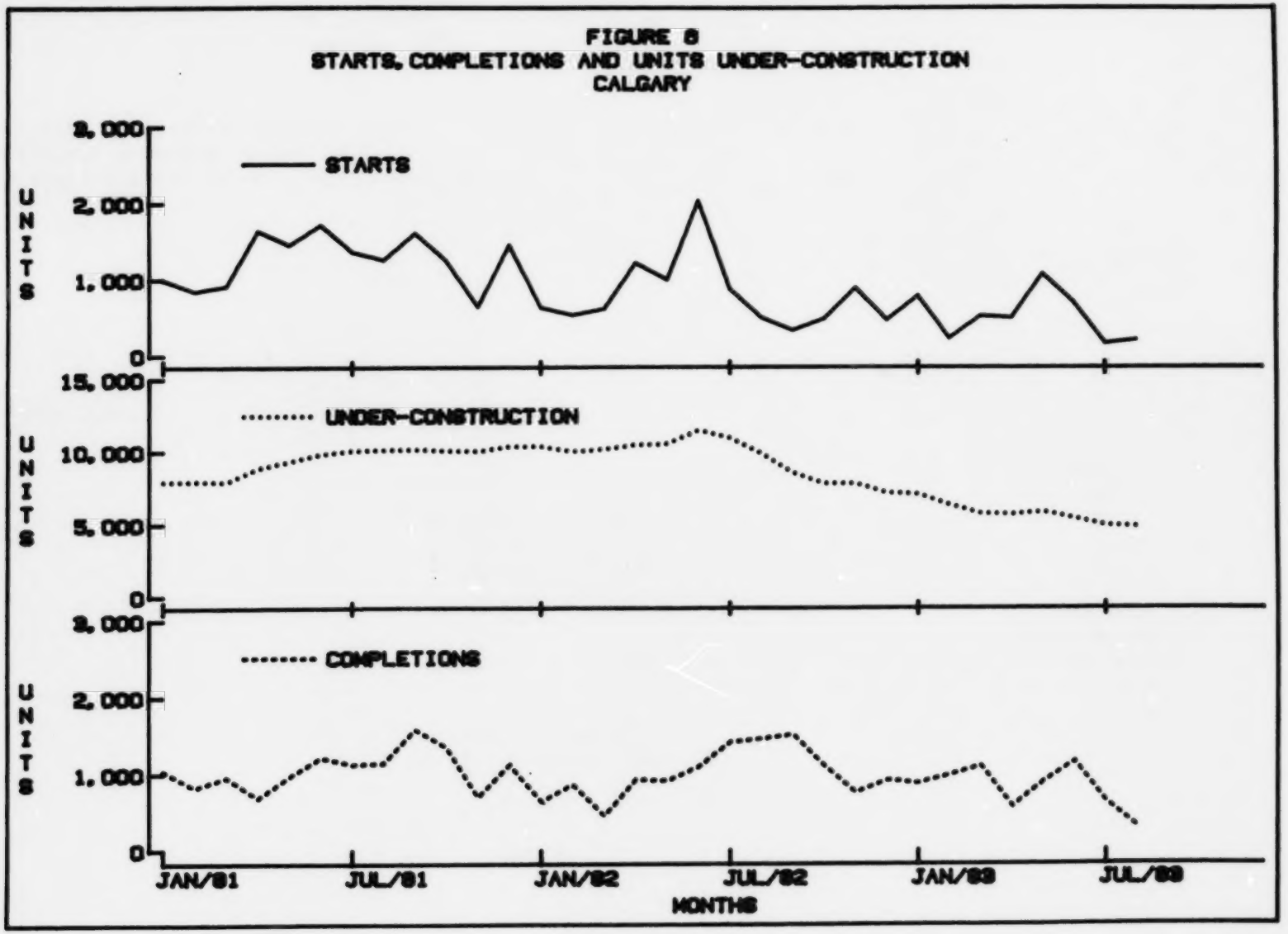

TABLE 9

STARTS, COMPLETIONS AND UNDER-CONSTRUCTION

CALGARY

	STARTS	COMPLETIONS	UNDER-CONSTRUCTION
		1982	
JANUARY	635	645	10356
FEBRUARY	536	863	10017
MARCH	619	458	10178
APRIL	1221	924	10472
MAY	998	909	10536
JUNE	2036	1092	11476
JULY	875	1413	10936
AUGUST	499	1454	9872
SEPTEMBER	333	1510	8539
OCTOBER	485	1099	7790
NOVEMBER	892	754	7786
DECEMBER	470	915	7153
		1983	
JANUARY	787	878	7061
FEBRUARY	229	982	6312
MARCH	522	1103	5731
APRIL	500	574	5657
MAY	1076	894	5838
JUNE	699	1155	5381
JULY	161	636	4903
AUGUST	208	301	4809
SEPTEMBER			
OCTOBER			
NOVEMBER			
DECEMBER			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
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FIGURE 7
STARTS, COMPLETIONS AND UNITS UNDER-CONSTRUCTION
EDMONTON

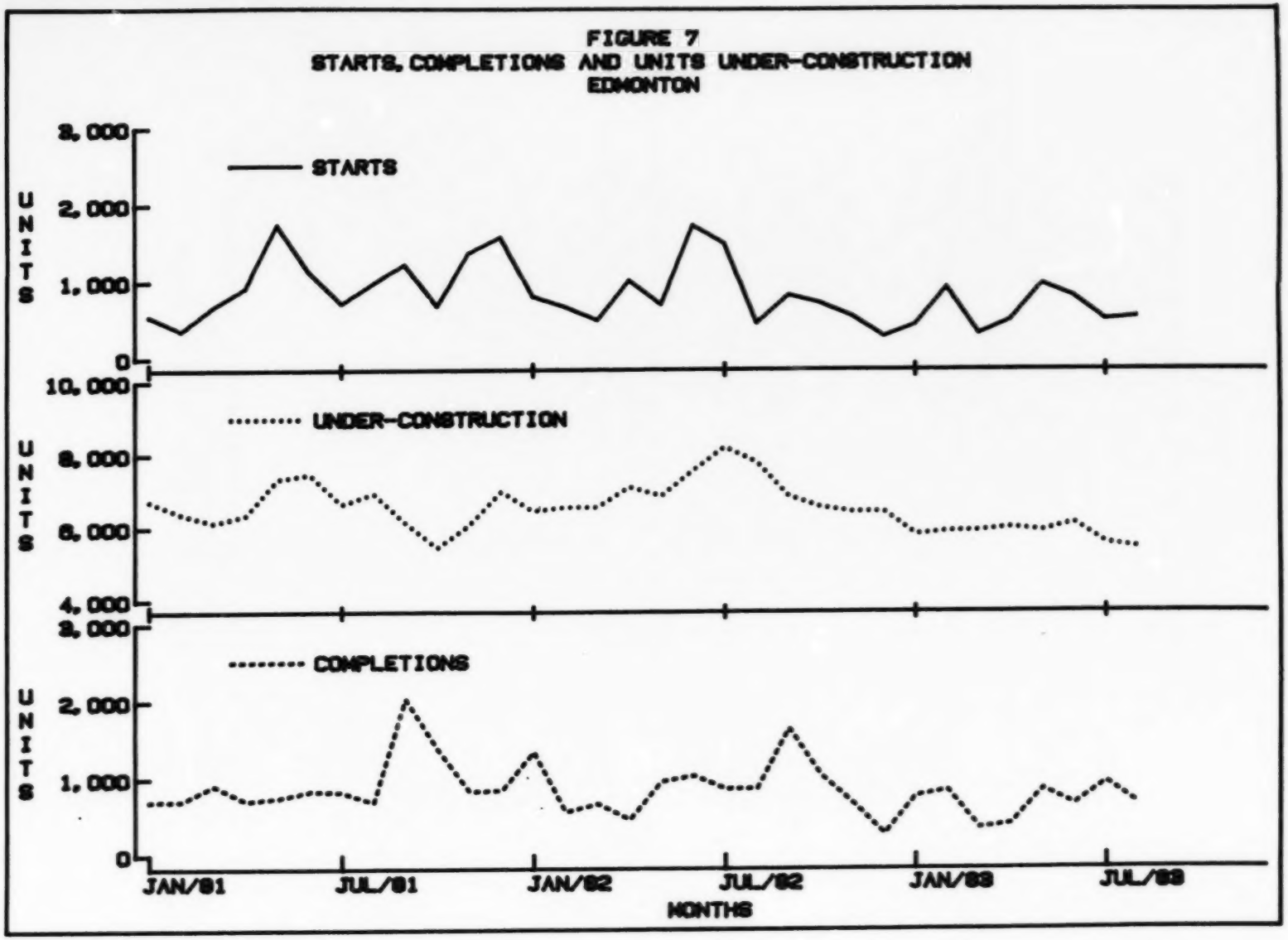

TABLE 10

STARTS, COMPLETIONS AND UNDER-CONSTRUCTION

EDMONTON

	1982		
	STARTS	*COMPLETIONS*	*UNDER-CONSTRUCTION*
JANUARY	808	1341	6454
FEBRUARY	674	565	65[illegible]
MARCH	498	669	6566
APRIL	1019	465	7117
MAY	701	956	6860
JUNE	1732	1029	7558
JULY	1496	860	8192
AUGUST	452	865	7778
SEPTEMBER	821	1641	6851
OCTOBER	714	1032	6557
NOVEMBER	543	674	6425
DECEMBER	280	272	6432
	1983		
JANUARY	432	767	5805
FEBRUARY	922	839	5889
MARCH	315	346	5902
APRIL	492	403	5990
MAY	970	850	5905
JUNE	806	652	6120
JULY	500	943	5559
AUGUST	535	651	5435
SEPTEMBER			
OCTOBER			
NOVEMBER			
DECEMBER			

SOURCE: *CANADA MORTGAGE AND HOUSING CORPORATION*
PREPARED BY: *ALBERTA DEPARTMENT OF HOUSING*
MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 8
TOTAL NUMBER OF BUILDING PERMITS ISSUED EACH MONTH
URBAN ALBERTA

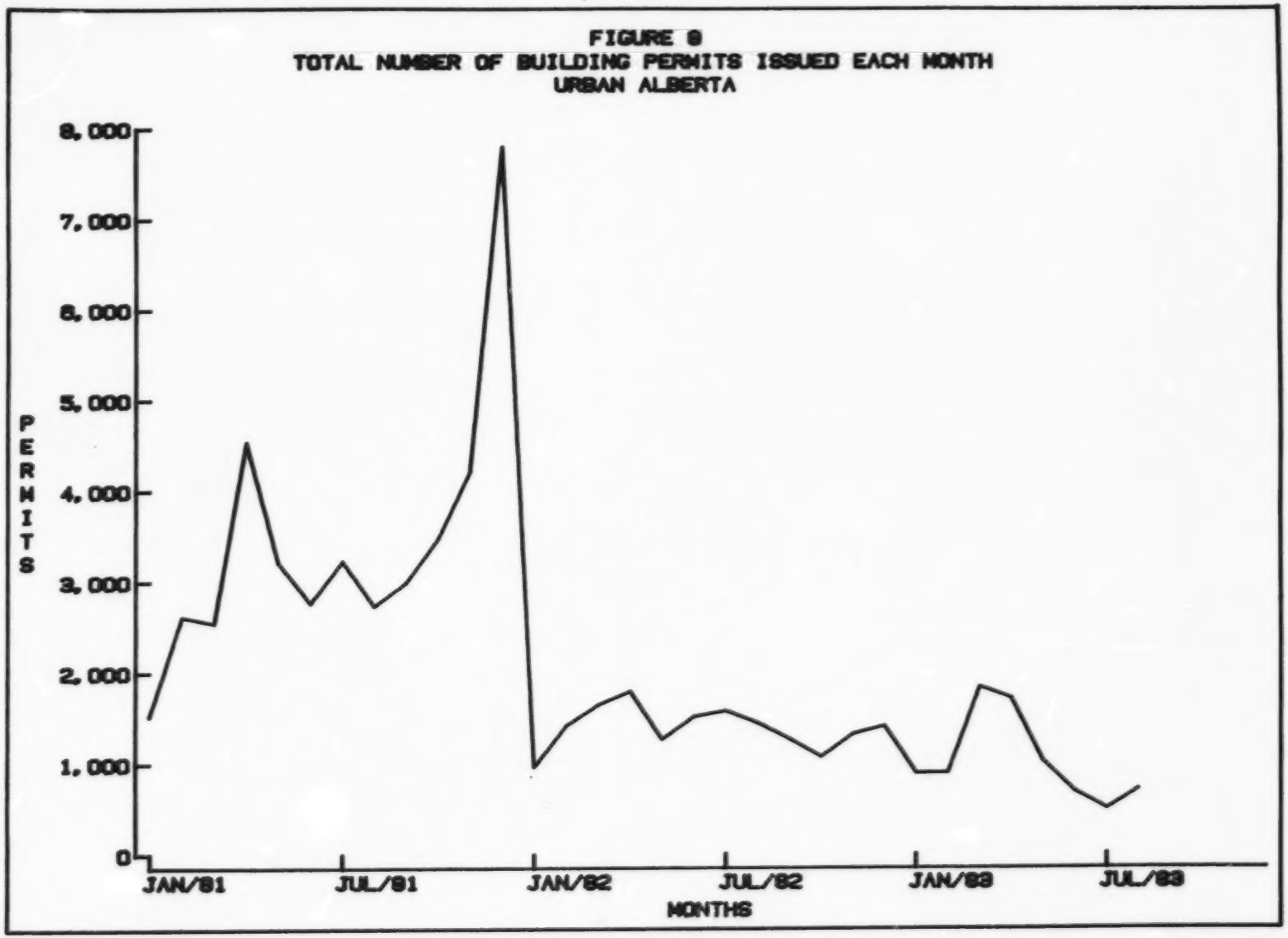

TABLE 11

AUG-83

RESIDENTIAL BUILDING PERMITS
URBAN ALBERTA

CITY	SINGLES	SEMIS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	144	14	33	5	196	17
CAMROSE	6	0	0	0	6	-50
EDMONTON M.A.	237	4	105	0	346	-69
FORT MCMURRAY	22	0	0	0	22	-78
GRANDE PRAIRIE	10	0	0	0	10	*
LEDUC	4	0	0	0	4	33
LETHBRIDGE	33	0	0	35	68	467
LLOYDMINSTER(ALTA. PART)	6	0	8	0	14	367
MEDICINE HAT	12	0	0	3	15	200
RED DEER	21	0	0	0	21	-5
SPRUCE GROVE	7	0	0	0	7	133
TOTAL	502	18	146	43	709	-51

SOURCE: ALBERTA BUREAU OF STATISTICS
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

FIGURE 9
CUMULATIVE RESIDENTIAL BUILDING PERMITS
CALGARY AND EDMONTON

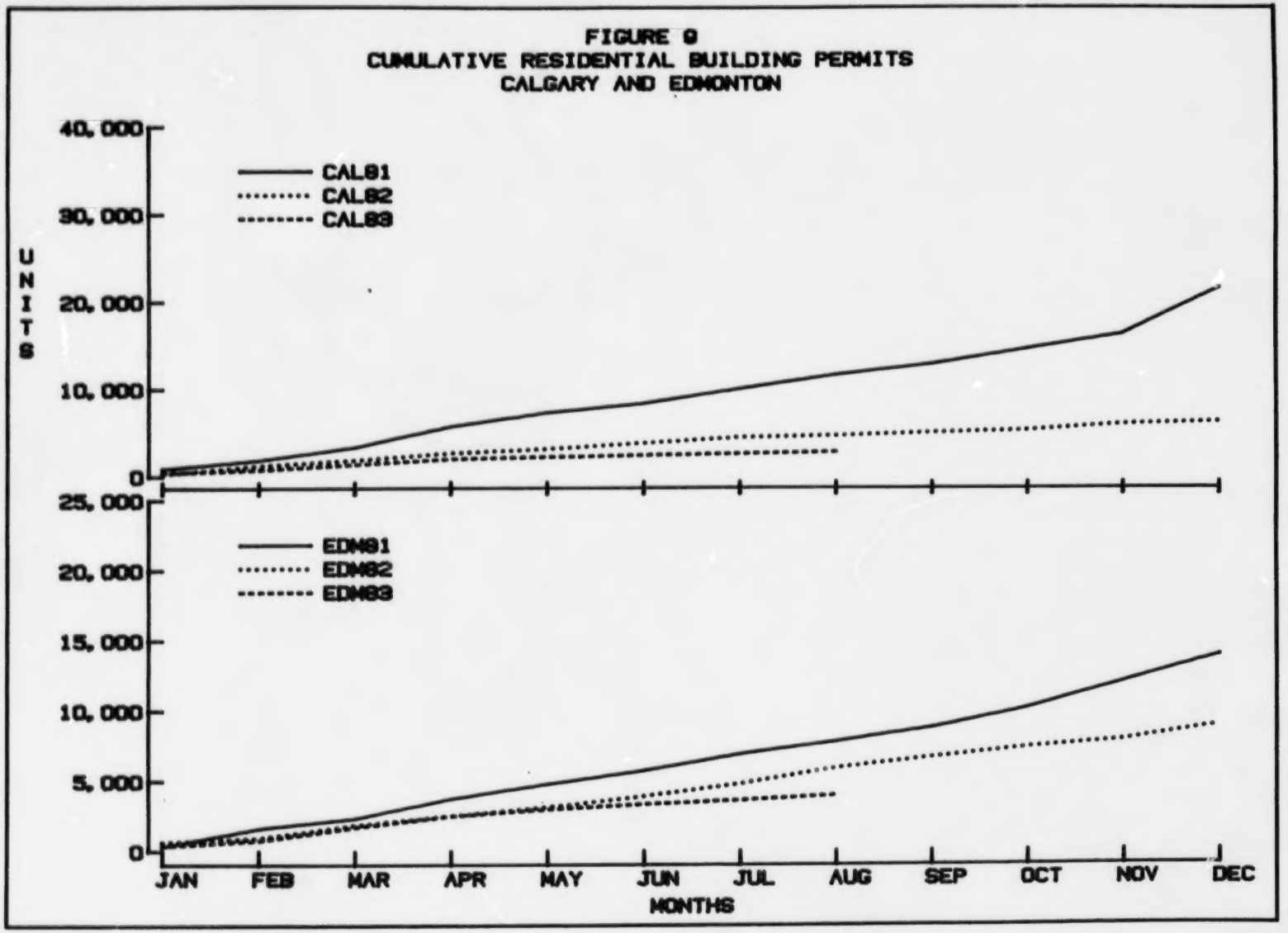

TABLE 12

JANUARY TO DATE BUILDING PERMITS ISSUED
COMPARED WITH THE SAME
TIME PERIOD IN THE PREVIOUS YEAR

	CALGARY		CAMROSE		EDMONTON (METRO)		FORT MCMURRAY		GRAND PRAIRIE		LEDUC		LETHBRIDGE		LLOYDMIN. (ALTA.PART)		MEDICINE HAT		RED DEER		SPRUCE GROVE	
	1982	1983	1982	1983	1982	1983	1982	1983	1982	1983	1982	1983	1982	1983	1982	1983	1982	1983	1982	1983	1982	1983
JANUARY	285	412	0	1	640	382	1	1	0	0	3	3	6	16	0	7	9	43	21	29	1	0
FEBRUARY	1259	798	3	5	950	784	2	1	0	1	6	6	36	67	69	14	15	61	39	56	16	0
MARCH	1885	1395	10	16	1884	1740	7	3	0	4	20	30	65	151	69	86	29	85	67	141	17	4
APRIL	2678	2015	13	37	2532	2524	25	11	1	12	22	54	230	276	95	111	129	120	106	225	18	10
MAY	3150	2234	23	41	3142	2990	29	28	25	24	26	61	254	407	146	123	147	138	156	365	23	22
JUNE	3786	2403	28	47	3921	3354	80	31	25	27	33	66	270	475	152	132	156	150	170	394	27	40
JULY	4416	2554	34	49	4782	3624	88	37	25	31	33	73	306	493	155	140	163	159	194	405	30	50
AUGUST	4583	2750	38	55	5908	3970	189	59	25	41	36	77	318	561	158	154	168	174	216	426	33	57
SEPTEMBER	4961		44		6666		193		31		38		344		163		183		282		33	
OCTOBER	5229		62		7367		198		32		62		370		166		202		307		33	
NOVEMBER	5905		72		7864		220		32		66		412		176		215		354		39	
DECEMBER	6133		74		8924		224		32		67		481		181		231		375		39	
PERCENT CHANGE		-40		45		-33		-69		64		114		76		-3		4		97		73

YEAR	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL PERCENT CHANGE
1982	966	2395	4053	5849	7121	8648	10226	11672	12938	14028	15355	16761	
1983	894	1793	3655	5395	6433	7119	7615	8324					-29

SOURCE: ALBERTA BUREAU OF STATISTICS
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 10
CUMULATIVE RESIDENTIAL BUILDING PERMITS ISSUED
URBAN ALBERTA

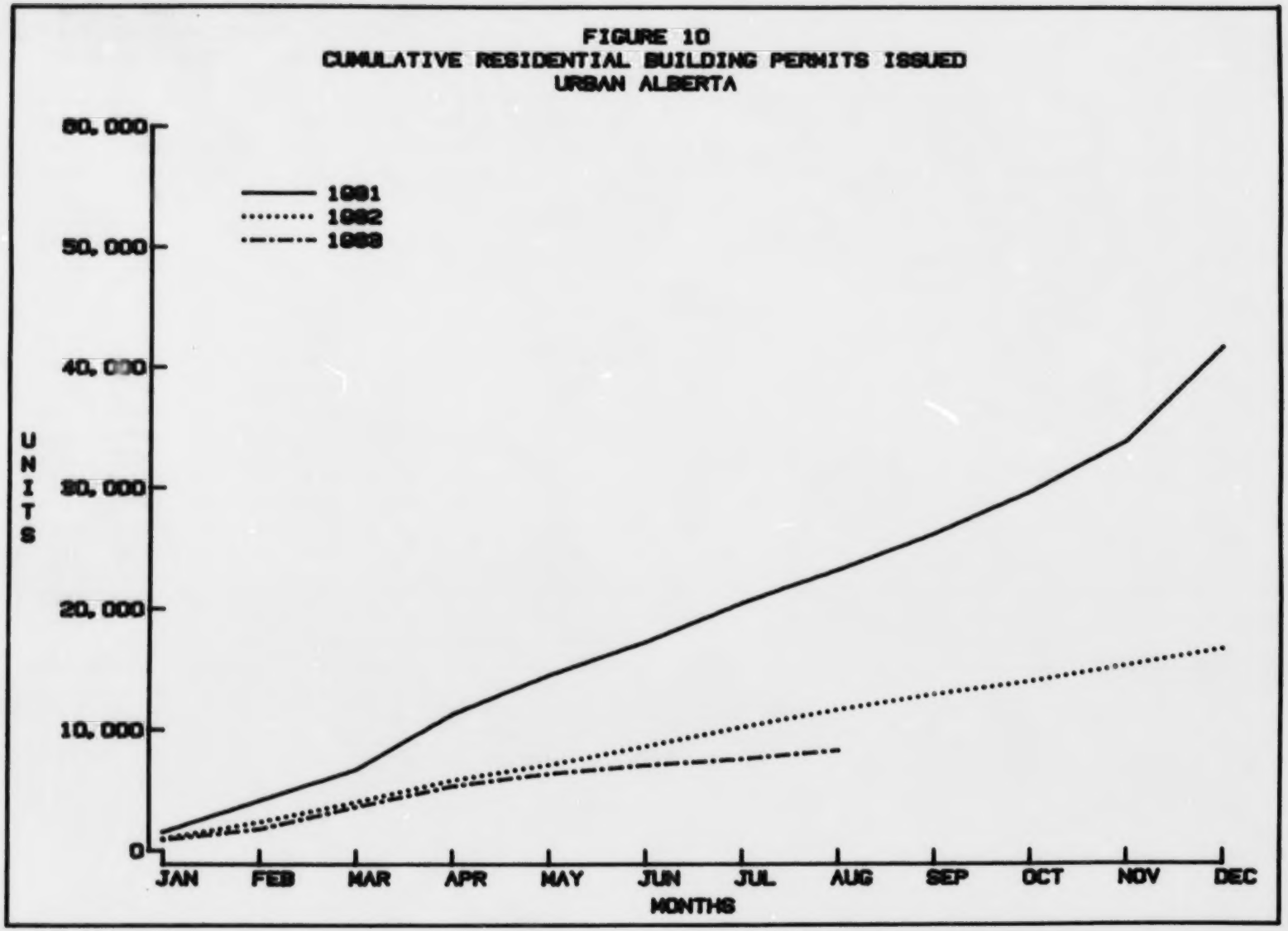

TABLE 13

MONTHLY RESIDENTIAL BUILDING PERMITS ISSUED
IN URBAN* ALBERTA
(NUMBER OF UNITS)
1982-1983

	1982	1983	PERCENT CHANGE
JANUARY	966	894	-7
FEBRUARY	1429	899	-37
MARCH	1658	1862	12
APRIL	1796	1740	-3
MAY	1272	1038	-18
JUNE	1527	686	-55
JULY	1578	496	-69
AUGUST	1446	709	-51
SEPTEMBER	1266		
OCTOBER	1090		
NOVEMBER	1327		
DECEMBER	1406		
TOTAL	16761	8324	

SOURCE: ALBERTA BUREAU OF STATISTICS
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY, GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART), MEDICINE HAT, RED DEER, AND SPRUCE GROVE

FIGURE 11
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
EDMONTON METRO

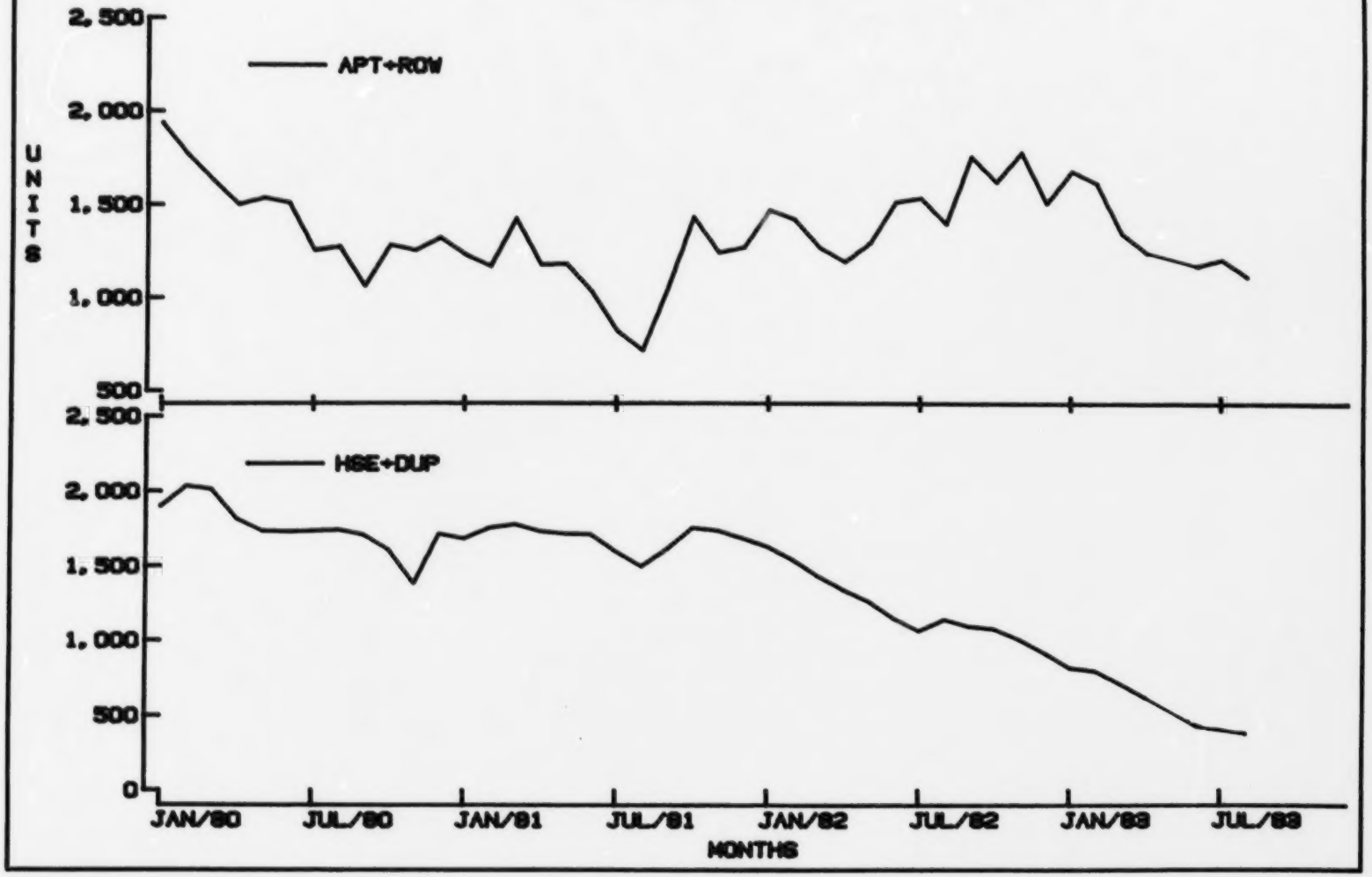

TABLE 14

EDMONTON METRO
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
COMPLETIONS AND ABSORPTION RATES

	HOUSES AND DUPLEXES	APARTMENTS AND ROW'HOUSES*	TOTAL	COMPLETIONS	ABSORP. PERCENT
			1982		
JANUARY	1627	1473	3100	1341	28
FEBRUARY	1540	1423	2963	565	19
MARCH	1429	1269	2698	669	26
APRIL	1339	1193	2532	465	20
MAY	1262	1297	2559	956	27
JUNE	1148	1515	2663	1029	26
JULY	1066	1537	2603	860	26
AUGUST	1141	1397	2538	865	27
SEPTEMBER	1095	1761	2856	1641	32
OCTOBER	1078	1623	2701	1032	31
NOVEMBER	1008	1782	2790	674	17
DECEMBER	919	1508	2427	272	21
			1983		
JANUARY	819	1681	2500	767	22
FEBRUARY	799	1616	2415	839	28
MARCH	714	1347	2061	346	25
APRIL	619	1244	1863	403	24
MAY	500	1381	1881	850	31
JUNE	443	1173	1616	652	36
JULY	420	1207	1627	943	36
AUGUST	382	1115	1497	651	34
SEPTEMBER					
OCTOBER					
NOVEMBER					
DECEMBER					

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

*UNITS COMPLETED AND UNOCCUPIED FOR 36 MONTHS OR LESS

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE ABSORBED INTO THE MARKET.CALCULATED AS FOLLOWS:(NEWLY COMPLETED AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH)DIVIDED BY(NEWLY COMPLETED AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

FIGURE 12
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
CALGARY

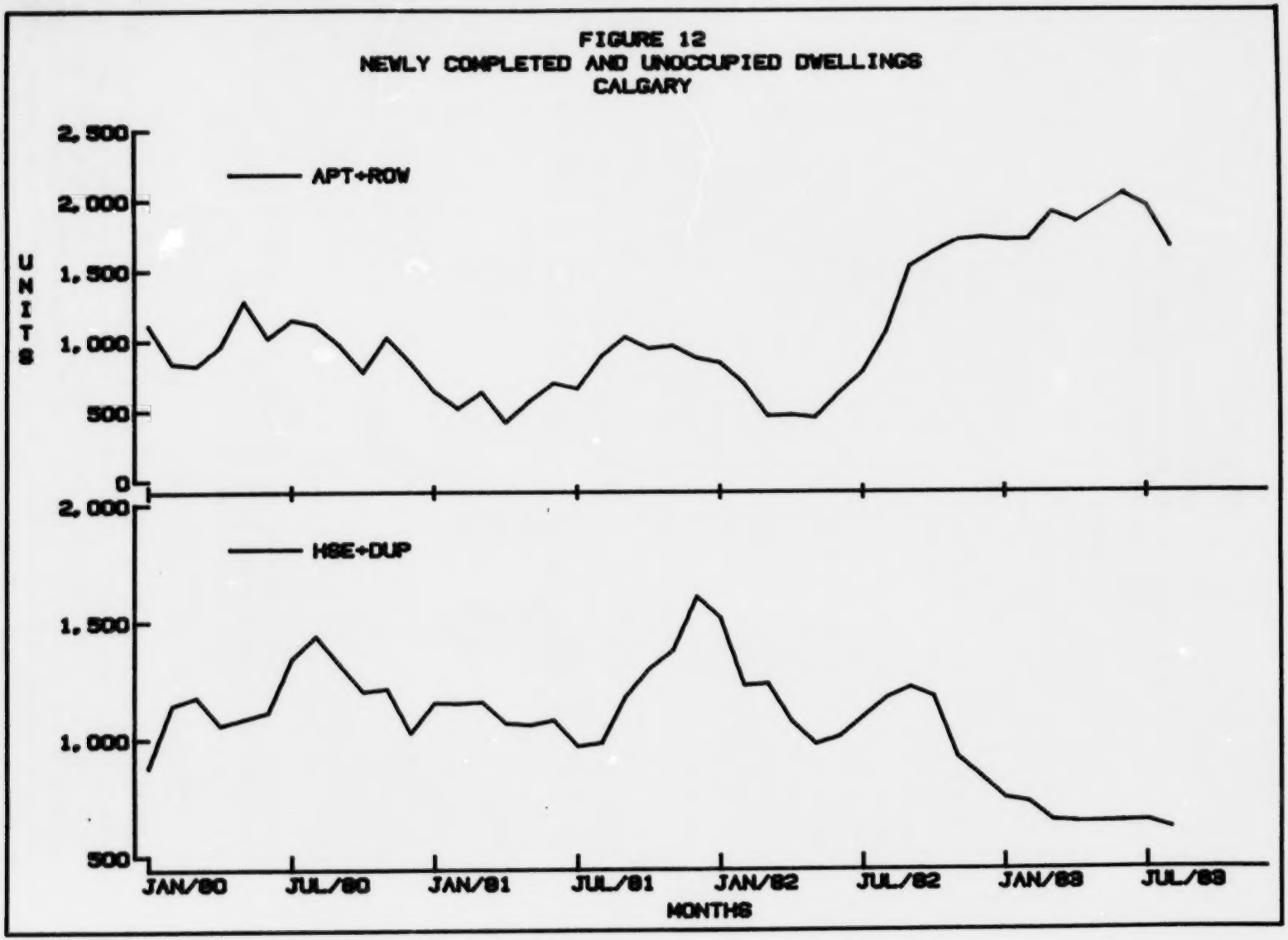

TABLE 15

CALGARY
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
COMPLETIONS AND ABSORPTION RATES

	HOUSES AND DUPLEXES	APARTMENTS AND ROWHOUSES*	TOTAL	COMPLETIONS	ABSORP. PERCENT
			1982		
JANUARY	1513	833	2346	645	25
FEBRUARY	1225	686	1911	863	40
MARCH	1232	457	1689	458	29
APRIL	1069	462	1531	924	41
MAY	974	444	1418	909	42
JUNE	1007	619	1626	1092	35
JULY	1091	771	1862	1413	39
AUGUST	1176	1056	2232	1454	33
SEPTEMBER	1217	1517	2734	1510	27
OCTOBER	1070	1620	2690	1099	30
NOVEMBER	918	1706	2624	754	24
DECEMBER	832	1720	2552	915	28
			1983		
JANUARY	743	1705	2448	878	29
FEBRUARY	726	1709	2435	982	29
MARCH	646	1903	2549	1103	28
APRIL	640	1838	2478	574	21
MAY	603	1905	2508	894	26
JUNE	640	2033	2673	1155	27
JULY	644	1947	2591	636	22
AUGUST	612	1659	2271	301	21
SEPTEMBER					
OCTOBER					
NOVEMBER					
DECEMBER					

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

*UNITS COMPLETED AND UNOCCUPIED FOR 36 MONTHS OR LESS

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE ABSORBED INTO THE MARKET.CALCULATED AS FOLLOWS:(NEWLY COMPLETED AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH)DIVIDED BY(NEWLY COMPLETED AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

FIGURE 13
LISTINGS AND SALES
EDMONTON METRO

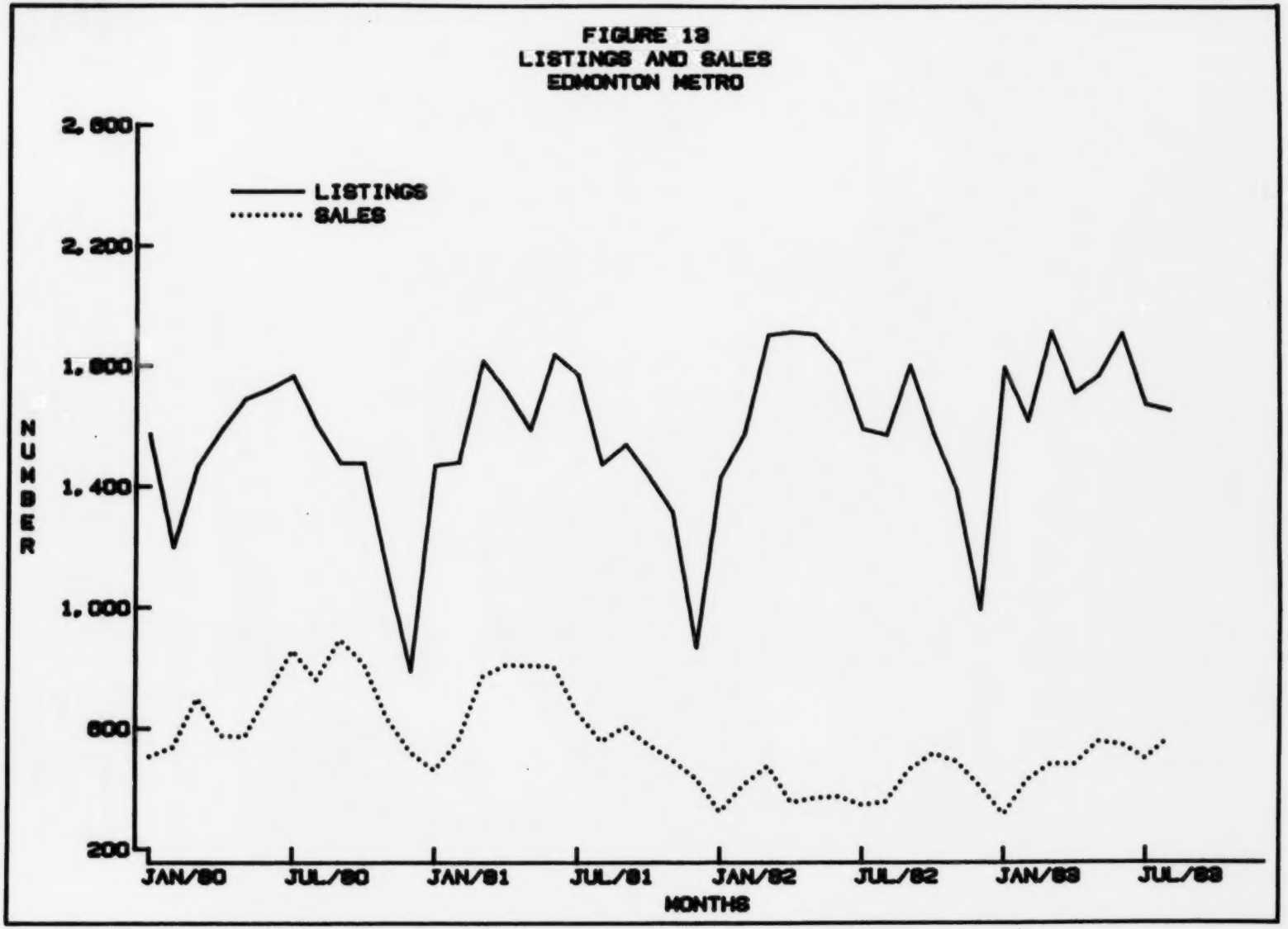

TABLE 16

RESIDENTIAL LISTINGS, SALES AND PRICE

EDMONTON

	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
1982				
JANUARY	1430	322	.23	92313
FEBRUARY	1573	412	.26	93984
MARCH	1902	473	.25	96380
APRIL	1913	354	.19	90480
MAY	1904	368	.19	94430
JUNE	1810	373	.21	94042
JULY	1590	345	.22	91190
AUGUST	1571	356	.23	89902
SEPTEMBER	1803	462	.26	92777
OCTOBER	1577	514	.33	87782
NOVEMBER	1386	489	.35	85285
DECEMBER	992	405	.41	89801
1983				
JANUARY	1796	313	.17	84785
FEBRUARY	1618	428	.26	87289
MARCH	1915	481	.25	89200
APRIL	1712	480	.28	87596
MAY	1769	555	.31	88756
JUNE	1909	545	.29	84974
JULY	1672	498	.30	84242
AUGUST	1653	569	.34	85846
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				

SOURCE: *EDMONTON REAL ESTATE BOARD*
PREPARED BY: *ALBERTA DEPARTMENT OF HOUSING*
MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 14
LISTINGS AND SALES
CALGARY

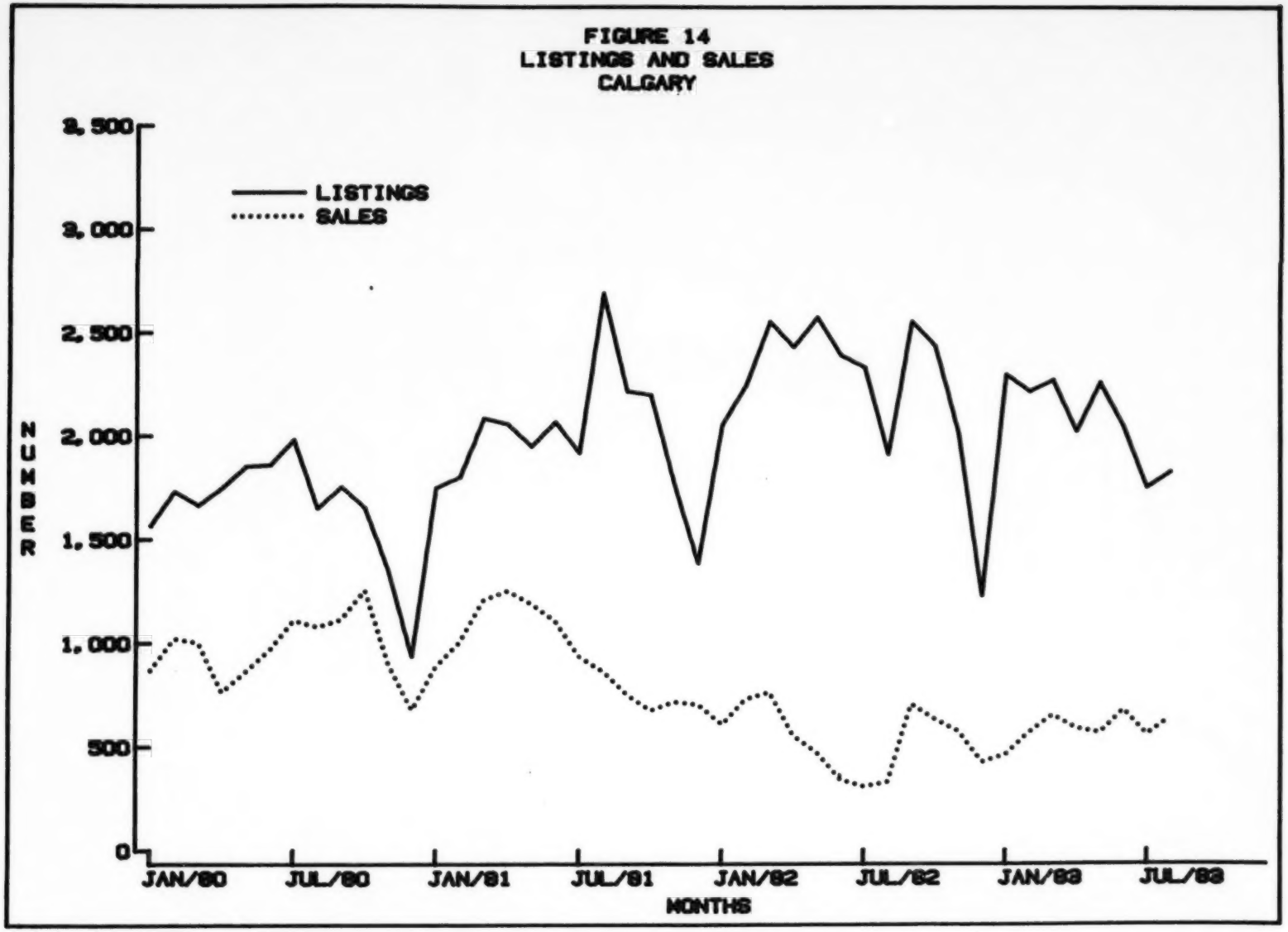

TABLE 17

RESIDENTIAL LISTINGS, SALES AND PRICE

CALGARY

	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
1982				
JANUARY	2050	605	.30	110184
FEBRUARY	2242	728	.32	106872
MARCH	2547	761	.30	107227
APRIL	2425	552	.23	110112
MAY	2569	470	.18	110722
JUNE	2385	340	.14	110830
JULY	2326	308	.13	107814
AUGUST	1908	331	.17	108480
SEPTEMBER	2551	704	.28	107503
OCTOBER	2431	632	.26	103007
NOVEMBER	2008	574	.29	104535
DECEMBER	1228	426	.35	100479
1983				
JANUARY	2296	464	.20	105813
FEBRUARY	2214	569	.26	104472
MARCH	2269	653	.29	103338
APRIL	2023	589	.29	102377
MAY	2265	568	.25	100747
JUNE	2047	679	.33	102488
JULY	1752	560	.32	100106
AUGUST	1827	642	.35	98660
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				

SOURCE: CALGARY REAL ESTATE BOARD
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 15
AVERAGE SALE PRICES
CALGARY AND EDMONTON

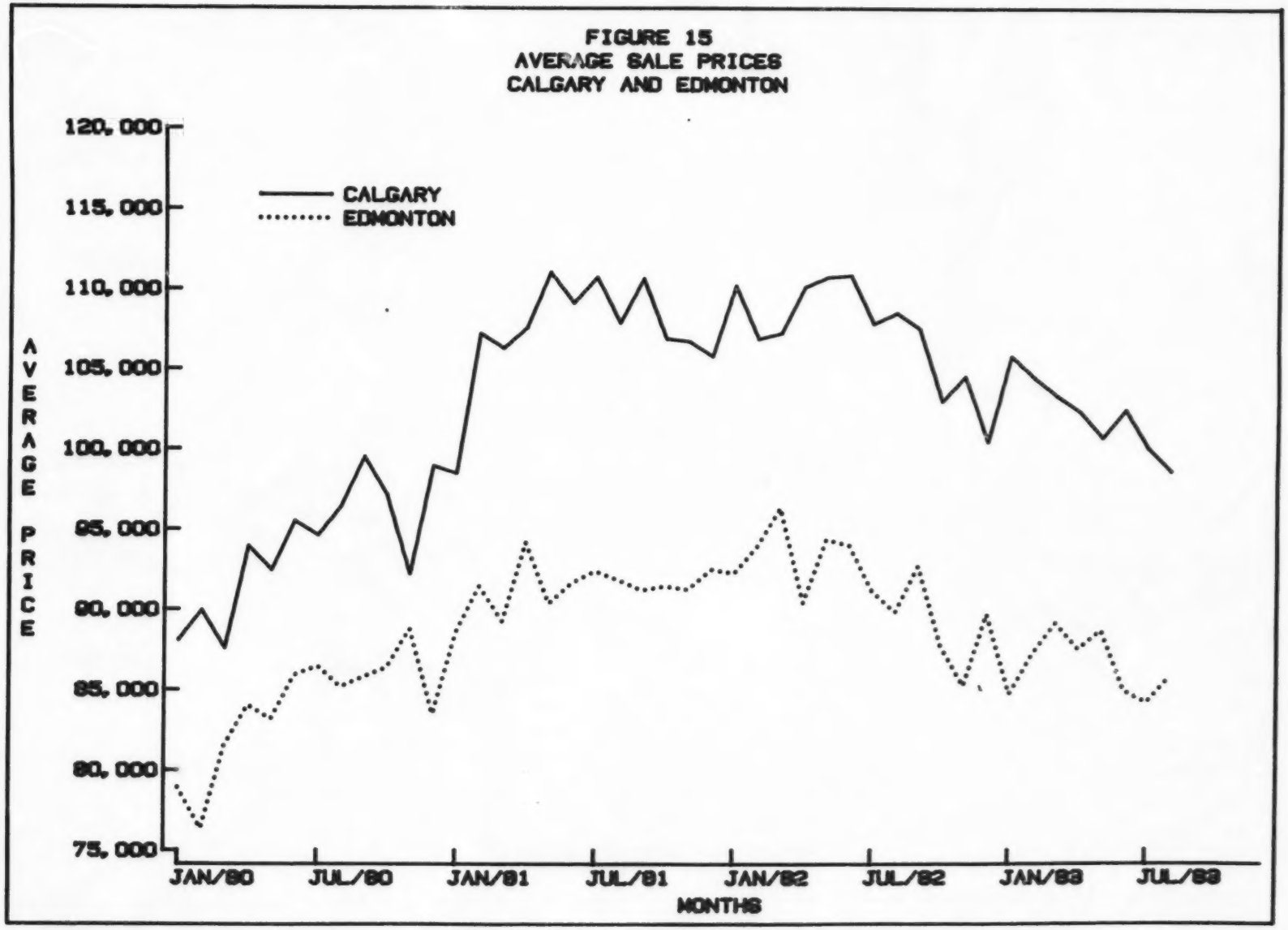

FIGURE 16
NEW HOUSING PRICE INDEXES
CALGARY AND EDMONTON
(1978=100)

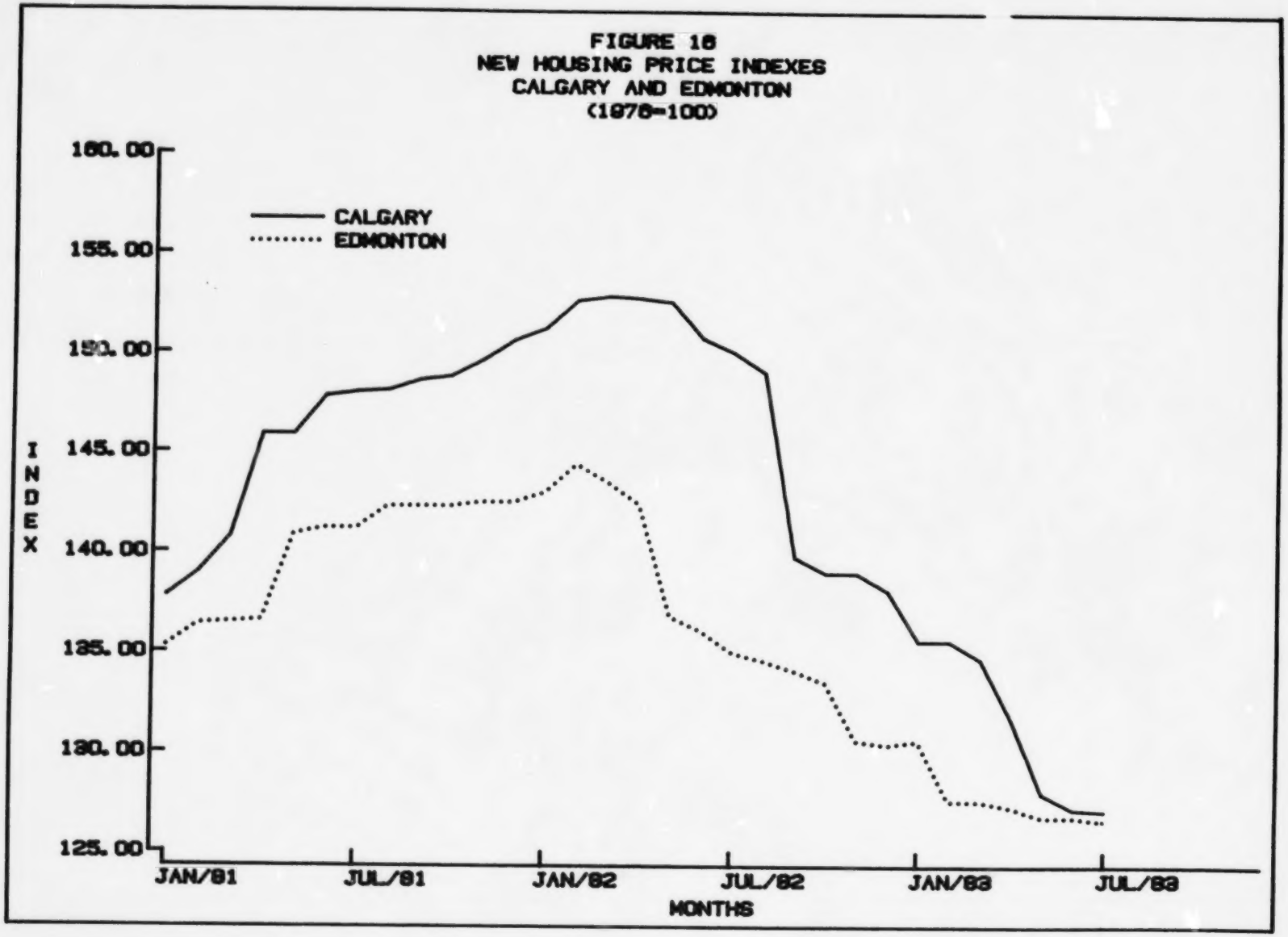

TABLE 18

*NEW HOUSING PRICE INDICES**

1976=100

	CALGARY**			EDMONTON***	
	1982	1983		1982	1983
JANUARY	151.2	135.6	JANUARY	143.0	130.6
FEBRUARY	152.6	135.6	FEBRUARY	144.4	127.6
MARCH	152.8	134.7	MARCH	143.5	127.6
APRIL	152.7	131.7	APRIL	142.4	127.3
MAY	152.5	128.0	MAY	136.8	126.8
JUNE	150.7	127.2	JUNE	136.1	126.8
JULY	150.0	127.1	JULY	135.0	126.6
AUGUST	149.0		AUGUST	134.6	
SEPTEMBER	139.8		SEPTEMBER	134.1	
OCTOBER	139.0		OCTOBER	133.5	
NOVEMBER	139.0		NOVEMBER	130.6	
DECEMBER	138.1		DECEMBER	130.4	

SOURCE: STATISTICS CANADA (CONSTRUCTION PRICE STATS.)
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

*THE LAST FIGURE IS THE LATEST AVAILABLE

**REPRESENTS SINGLE DETACHED HOUSES ONLY
***REPRESENTS SINGLE, SEMI-DETACHED AND ROW CONDOMINIUMS

APPENDIX A

Starts Financed by Alberta Housing Corporation (A.H.C.) and Alberta Home Mortgage Corporation (A.H.M.C.) for August, 1983

Lending Programs (A.H.M.C.)	August, 1983
A.F.H.P.P.	33
M.A.P.	-
C.H.I.P.	-
Farm	-
N.P.H.P.	-
R.N.H.P.	18
Nursing Home	-
	51

Social Programs (A.H.C.)	
Senior Citizens (Lodge)*	-
(Self-contained)	4
Community Housing	-
Staff Housing	1
Transitinal Housing	-
	5

*In Beds

APPENDIX B

A.H.C. and A.H.M.C. Financed Starts in August, 1983
by Program, A.H.C./A.H.M.C. Office and Location

Program	A.H.C./A.H.M.C.	Location	No. of Units
A.F.H.P.P.	Calgary	Millrise	3
		Riverbend	1
		Taradale	3
			7
	Edmonton	Bruce	1
		Castledowns	1
		Edmonton	5
		Elk Point	1
		Ft. Saskatchewan	2
		Leduc	1
		Lake District	1
		St. Albert	1
		Spruce Grove	2
		Yellowbird	1
			16
	Grande Prairie	Ft. Vermilion	1
		Grande Prairie	1
			2
	Lethbridge	Brooks	1
		Claresholm	1
		Glenwood	1
		Warner	1
			4
	Red Deer	Red Deer	3
		Rimbey	1
			4
		TOTAL A.F.H.P.P.	33

Program	A.H.C./A.H.M.C.	Location	No. of Units
R.N.H.P.	Calgary	Strathmore	3
		Sundre	1
			4
	Edmonton	Chipman	1
		Derwent	1
		Ft. Kent	1
		Smoky Lake	1
		Stony Plain	1
			5
	Grande Prairie	Beaverlodge	2
		Hythe	1
		St. Isidore	1
		Sexsmith	2
		Spirit River	1
			7
	Lethbridge	Coalhurst	2
			2
		TOTAL R.N.H.P.	18
Senior Citizens (Self-Contained)			
	Northern Region	Leslieville	4
			4
		TOTAL SENIOR CITIZENS (SELF-CONTAINED)	4
Staff Housing	Northern Region	Ft. Vermilion	1
			1
		TOTAL STAFF HOUSING	1

POOR

QUALITY

ORIGINAL